

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

MAY 9, 2013 (6PM)

7610 Hollister Ave., Goleta

AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

#356 - home alarm system

#351 – deck surface by front door; mailbox enclosure in Phase 3; exposed Tyvex @ Phase 1 trash enclosure; removal of pagoda lights; front kiosk; landscape at 7634

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 5+% below budget thru end of last month

Res. Expenditures for last month: sauna heater, painting & dry rot repairs

Landscape recommendations & proposals: treatment from SB Pest

7628 landscape renovation & drip conversion (\$6,255)

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

1. Cleaning service: Merit last day is 5/31/13; Master Clean to start 6/1/13 (\$575/month)
2. List of dry rot repair for Sea View: prepping for paint - continuous
3. Exterior Painting by Affordable \$240,240; paid so far \$154,793.73+; started on 7630
4. Refurbish entrance directory
5. Lattice work
6. Another bike rack
7. Wooden #'s
8. Walkthrough list
9. Pool maintenance

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

1. Extending gym hours
2. 7630 (tenting in '99)
3. FHA approval
4. Pool monitor
5. Recording liens / Towing vehicles
6. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 4
- Bankruptcy / Foreclosure / Small Claims

8. ADJOURNMENT (Scheduled meeting – 6/13/13 @ 6PM at 7610 Hollister, Meeting Room)

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